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00-51-95P02-53 RCV0

5472

WARRANTY DEED—SURVIVORSHIP

23605

KNOW ALL MEN BY THESE PRESENTS, That Illia J. Simpson

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for the consideration hereinafter stated to the grantor paid by Illia J. Simpson and Marion Jean Thomason hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" for legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of August, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Illia J. Simpson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 31, 1995, by Illia J. Simpson

This instrument was acknowledged before me on _____, 19____, by _____, as _____



Dorothy Durant

Notary Public for Oregon

My commission expires _____

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Illia J. Simpson

5615 Harlan Drive

Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____

Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

That portion of Tract #23, Homedale, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of Tract 23, Homedale, 143.75 feet North 66°33' West from the Southeast corner of said tract; thence North 66°33' West 143.75 feet; thence North 14°05' East 309.15 feet to the Northerly line of said tract; thence South 70°37' East 100 feet along the Northerly line of said tract; thence South 6°39' West 325.55 feet to the point of beginning, being a portion of Tract #23, Homedale, Klamath County, Oregon. Originally recorded in Vol. 231 page 311.

SAVING AND EXCEPTING THEREFROM: A tract of land within that parcel of Lot 23, Homedale, recorded in Volume 301, page 175, Deed Records of Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at a point on the Southerly boundary of said Lot 23, which point bears North 66°33' West, 143.75 feet from the Southeast corner of said Lot 23; thence North 66°33' West 71.0 feet along said boundary; thence North 14°20' East, 188.0 feet; thence South 72°14' East 43.7 feet to the East boundary of above mentioned parcel of Lot 23; thence South 6°39' West, 198.40 feet along said boundary to the point of beginning, containing 0.25 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of August A.D., 19 95 at 2:53 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 23605

FEE \$35.00

By Bernetha G. Litch County Clerk